



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

October 1, 2025

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on September 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Rulin Hospitality LLC dba Rulin 15 E 13th St 10013 (RW–Restaurant)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Asian restaurant in the entirety of a two (2)-story landmarked, commercial building (ca. 1881) on East 13th Street between 5th Avenue and University Place (Block #571/Lot #7502); and
- ii. **Whereas**, the premises is approximately 1,900 sq. ft. with 950 sq. ft. on the first floor connected via an interior staircase to a 950 sq. ft. 2nd floor, the 2nd floor being for food prep and office purposes only with no patron use; the ground floor will have 15 tables and 30 seats and no bars for a total seated occupancy of 30 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; and
- iii. **Whereas**, the premises to be licensed had been previously been licensed for full liquor under YS Pastry LLC dba Patisserie Fouet (Lic. ID #0340-22-106190) from about 2018–2024 with the liquor being used for food preparation only, the only service of alcohol to patrons was beer and/or wine, prior to Patisserie Fouet, the premises had never been licensed for the service of alcohol; and
- iv. **Whereas**, the Applicant’s hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week), music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there will be no outdoor seating; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **43 active licensed premises**

within 750 feet of the proposed premises to be licensed according to LAMP and an additional 7 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours and method of operation being reasonable; and

vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Will operate as a full-service Asian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will not have patron occupancy/service to any portion of the 2nd floor of licensed premises.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Restaurant Wine License for **Rulin Hospitality LLC dba Rulin 15 E 13th St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous, 33 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanaugh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations

The original signed and notarized form must be returned to the CB2 office by Friday, September 12, 2025. If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Lane Li as a qualified representative of Rulin Restaurant Group LLC dba Rulin located at 15 East 13th Street, New York, NY 10003 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a Asian restaurant

[x] Hours of operation:

Sunday: 11 AM to 11 PM Thursday: 11 AM to 11 PM
Monday: 11 AM to 11 PM Friday: 11 AM to 11 PM
Tuesday: 11 AM to 11 PM Saturday: 11 AM to 11 PM
Wednesday: 11 AM to 11 PM

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [x] Will operate a full-service Asian restaurant with the kitchen open and full menu items available until closing every night.
[x] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[x] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[x] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[x] Will not have televisions.
[x] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[x] Will not have patron occupancy/service to any portion of the 2nd floor of licensed premises.
[x] Will not install or have French doors, operable windows or open facades.
[x] Will not make changes to the existing facade except to change signage or awning.
[x] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
Will not have: [x] Dancing [x] DJs [x] Live Music [x] Promoted Events [x] Any event where cover fee is charged
[x] Scheduled Performances [x] Velvet ropes or metal barricades [x] Security Personnel/Doorman.
[x] Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
[x] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
[x] Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: Lane Li Phone Number: 347-599-2009

Signed [Signature] Lane Li Dated 9/9/25
MARINA OVTCHINNIKOVA
Notary Public, State of New York
No. 01OV6077008
Qualified in Kings County
Notary Public Commission Expires July 1, 2026

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license